



CITY OF BOSTON  
BUILDING DEPARTMENT

EIGHTH FLOOR, CITY HALL  
BOSTON, MASSACHUSETTS 02201

ADDRESS REPLY TO  
THE BUILDING COMMISSIONER

TELEPHONE 617 722-4100

RICHARD R. THUMA, JR.  
Building Commissioner

LEO F. MARTIN  
Deputy Building Commissioner

RICHARD L. GRANARA, JR.  
JAMES T. REID

Assistant Building  
Commissioners

June 19, 1973

Mr. John C. Conley, General Counsel  
Boston Redevelopment Authority  
City Hall  
Boston, Massachusetts

Re: Report and Decision on Chapter 121A  
Application of Tenant's Development  
Corporation and Wingate Development  
Corporation South End Urban Renewal  
Area Project  
No. Mass. R-56

RECEIVED  
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BOSTON REDEVELOPMENT  
AUTHORITY

Dear Mr. Conley:

This letter is in response to our conversation of Friday, June 15, 1973 concerning the Building Department concurrence of a redevelopment project undertaken by T. D. C. & Associates pursuant to Chapter 121A of the Massachusetts General Laws.

It is understood that this project consists of the rehabilitation of land and buildings in the South End Urban Renewal Area located at 127 West Concord Street, 115 West Newton Street, 213 West Newton Street, 30 Greenwich Park, 32 Greenwich Park, 32 Worcester Street, 57 Worcester Street, 84 Worcester Street, 96 West Springfield Street, 24 East Springfield Street, 5 Braddock Park, 23 Wellington Street, 506 Columbus Avenue, 139 Pembroke Street, 29 Rutland Street, 401, 403, 405, 407, 419, 421, 423, 425, 545, 547, 553, 560, 569, 571, 573, 612, 623, 627, 663, 692 and 696 Massachusetts Avenue, totalling thirty six (36) existing structures. The project will consist of 185 dwelling units with

appurtenant facilities including landscaping and walkways.

The deviation filed with the Boston Redevelopment Authority known as "Exhibit G" attached to the Application to the Boston Redevelopment Authority sets forth requests for the project to deviate from zoning and building code regulations which is under the purview of the Building Department.

Generally speaking the Building Department has no objections to permission required to deviate from the zoning laws shown in Exhibit G which requests waivers to the following Articles in the Zoning Code: Articles 8, 15, 17, 19, 20, and 23 all shown on Schedule G of Exhibit G of the Application to the Boston Redevelopment Authority.

The Building Department notes that a request for permission to receive variances from the Building Code in a number of Sections of that code and we wish to comment on each of these.

Section 221.0.

We have no objection to the waiver of requirements from 2 hour non-combustible construction to 1 hour provided a 1 hour protection be provided on the soffits of the stairwell and where wooden stairs are used that they be painted with fire resistant paint.

Section 221.2

The Building Department poses no objection to the height waiver three stories or 40 feet for buildings of type 3C construction since these are existing non-conforming structures. Our approval of this variance is contingent of the provision of at least one hour fire protection on all structural members of these buildings.

Section 610.2.1

The Building Department approves this request of a variance from a minimum of 36" corridors. We note that the corridors have a range of width from 27" to 34" and the preponderance of these is in the 32" to 34" range.



Section 618.2.1

Interior exit stairways widths may be waived from 36" to the existing conditions which we note are between a range of 30" and 34", again, with a preponderance of stairs in the 33 - 34" range.

Section 618.3.2

Permission is given to waive the requirement that no stairway shall have more than 15 risers between the landings.

Section 618.4.2

Winders. Permission is granted to waive the requirement that no winders shall be permitted in required exit stairways.

Section 618.9.3

The Building Department does not concur with this waiver unless the underside of the stairways shall be protected with a 1 hour rated material and that the wooden material in the stairways be painted with fire retardant paint.

Section 619.1

Access to Roof. The Building Department has no objection to granting this waiver.

Section 624.0

The Building Department poses no objection to granting this waiver. We do however reserve the right to review these plans when they are submitted for the issuance of the Building Permit since this is a very general request and we feel that each fire escape should be judged on its individual merits.

Section 907.8.1

The Building Department has no objection to granting a waiver to require that party walls end at the roof line and extend 4" above the roof.

John C. Conley

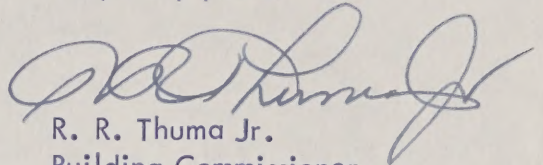
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Section 926.3.1

The Building Department has no objection to waive  
the requirement in all bay windows be of non-combustible  
construction.

Very truly yours,



R. R. Thuma Jr.  
Building Commissioner

RRT/pb

cc: nb

rg

Mr. Chapski

Mr. Pepicelli

Fire Department



June 10, 1917

My dear Mr. [unclear]

I am sorry to hear that you are not well. I hope you will soon be able to return to your work. I am sure you will find it very interesting.

Very truly yours,

[unclear]

Yours,

[unclear]

cc

Mr. [unclear]

Mr. [unclear]

Mr. [unclear]